



Cedar City

10 North Main Street • Cedar City, UT 84720
435-586-2950 • FAX 435-586-4362
www.cedarcity.org

Mayor

Maile L. Wilson

Council Members

Ronald R. Adams
John Black
Paul Cozzens
Don Marchant
Fred C Rowley

City Manager

Rick Holman

CITY COUNCIL WORK MEETING

MARCH 4, 2015

5:30 P.M.

The City Council meeting will be held in the Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah. The agenda will consist of the following items:

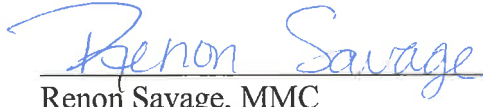
- I. Call to Order
- II. Agenda Order Approval
- III. Administration Agenda
 - Mayor and Council Business
 - Staff Comment
- IV. Public Agenda
 - Public Comments
- V. Business Agenda
 - Public
 1. Consider vicinity plan approval for The Bluff at South Mountain, Phase 1 – Three Eagles, LLC/Jonathan Stathis
 2. Consider vicinity plan approval for the Villas at Sunset Canyon PUD, Phase 2 – Joe Burgess/Kit Wareham
 3. Public Hearing to consider amendments to the City's zoning ordinance establishing provisions related to indoor firing ranges – Paul Bittmenn
 - Staff
 4. Consider amending the City's Angle Parking Ordinance – Paul Cozzens
 5. Consider declaring as surplus property 98 High Pressure Sodium Light Fixtures that are being replace with LED light fixture as the Wastewater Treatment Plant – Kit Wareham

Dated this 2nd day of March, 2015.

Renon Savage, MMC
City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 2nd day of March, 2015.



Renon Savage, MMC
City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the City not later than the day before the meeting and we will try to provide whatever assistance may be required.

**CEDAR CITY
COUNCIL AGENDA ITEM |
STAFF INFORMATION SHEET**

TO: Mayor and Council

FROM: Jonathan Stathis

DATE: March 4, 2015

SUBJECT: Consider Vicinity Plan Approval for the Bluff at South Mountain Phase 1 Subdivision

Discussion: The subject subdivision vicinity plan has been recommended for approval by the Cedar City Planning Commission. A copy of the Planning Commission's minutes is attached. Also attached is a copy of the subdivision's vicinity plan. As required in the City's subdivision ordinance once the Planning Commission recommends a subdivision vicinity plan for approval, the plan shall then be presented to City Council for your review and approval, or approval subject to alterations, or disapproval. The following is some general information concerning the subject subdivision:

Developer-	Joel Hansen
Sub'd's General Location-	2200 South 2900 West (south of Eagle Ridge subd.)
Area Land Use Zone-	R-1(10,000 S.F. minimum lot size)
Number of Lots-	12
Lot Size Range-	10,000 to 17,000 S.F. Single Family Lots
Misc. Information-	None

CEDAR CITY PLANNING COMMISSION

MINUTES

November 18, 2014

The Cedar City Planning Commission held a Meeting on Tuesday, November 18, 2014, at 5:15 p.m., in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: Chair- Kristie McMullin, Rich Gillette, Mike Mitchell, Jill Peterson, Fred Rowley, and Mary Pearson

Members absent: - Kent Peterson –Excused

Staff in attendance: Kit Wareham, Paul Bittmenn, Larry Palmer, and Michal Adams

Others in attendance: Diane Janes, Kit Janes, Ron Larsen, Karl Rasmussen, Melody McCoard, Scott McCoard and Dave Dutson

The meeting was called to order at 5:15 p.m.

ITEM/ REQUESTED MOTION

LOCATION/PROJECT

APPLICANT/ PRESENTER

I. Regular Items

1- Approval of Minutes (October 21, 2014)

(Approval)

Jill moved to approve the minutes of October 21, 2014, seconded by Mike and the vote was unanimous.

2- Subd. – Vicinity (Approval)

**The Bluff at South Mountain
Eagle Ridge area**

**Three Eagles/ Pro
Value Eng.**

Karl Rasmussen presented; he pointed out the area and said they need to do a couple of things, they will have this first phase of the subdivision and will dedicate the roads into it as part of this phase. All the property next to this is a different developer. The sewer easement will also come along with this first phase as a separate document. The lots will range from 11,000 to 19,000 square feet and it is all zoned R-1.

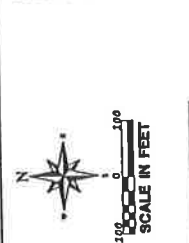
Fred wanted to understand the difference in elevation of what was the hill top and what was not. This was pointed out on the drawing. When all phases are complete this will be 33 lots. The waterlines will be in the roads that access this area and the sewer will run to the south in what will be a future road.

The two property owners have had to work out where these access roads will be that would benefit them both the best. There will be utility easements all along that road.

Rich made a motion to approve the Vicinity of the Bluff at South Mountain Phase 1, seconded by Fred and the vote was unanimous.

VICINITY PLAN OF: **THE BLUFF AT SOUTH MOUNTAIN, PHASE 1**

LOCATED IN SECTIONS 28 & 29, T38S, R17W,
 BLAINE, CEDAR CITY, IRON COUNTY, UTAH

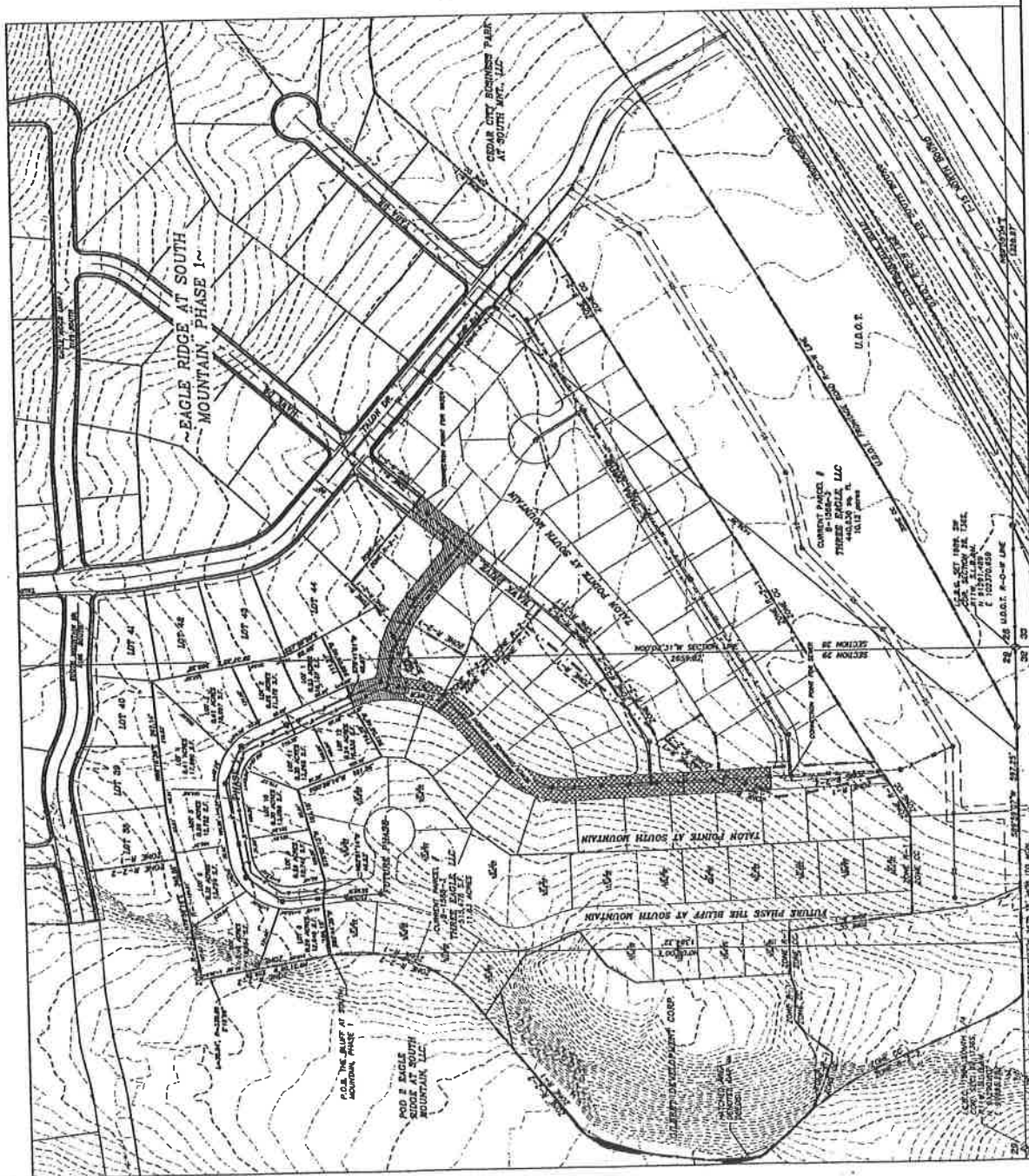


- LEGEND**
- THE BLUFF AT SOUTH MOUNTAIN, PHASE 1 BOUNDARY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING FENCE
 - SECTION LINE
 - EXISTING STORM
 - EXISTING WATER
 - PROPOSED WATER
 - PROPOSED SEWER
 - EXISTING 2" JUNKY CONTOUR
 - EXISTING 10" JUNKY CONTOUR
 - ZONE MAP BOUNDARY LINE
 - SECTION CORNER AS DESCRIBED
 - FOUND LATERAL LINE ADJACENT AS DESCRIBED
 - OFFSITE SEWER AND DRAINAGE EXISTENT

- NOTES**
1. THE SUBDIVISION CONSISTS OF 12 LOTS, LOTS 40-51, IN SEC. 28, T38S, R17W, IRON COUNTY, UTAH.
 2. THE LOTS ARE 1/2 ACRES EACH, EXCEPT LOT 40 WHICH IS 1/4 ACRES.
 3. THE LOTS ARE BOUND BY THE BLUFF AT SOUTH MOUNTAIN, PHASE 1 BOUNDARY LINE TO THE NORTH, THE BLAINE RIVER TO THE EAST, AND THE T38S, R17W SECTION LINE TO THE SOUTH.
 4. THE LOTS ARE BOUND BY THE BLUFF AT SOUTH MOUNTAIN, PHASE 1 BOUNDARY LINE TO THE NORTH, THE BLAINE RIVER TO THE EAST, AND THE T38S, R17W SECTION LINE TO THE SOUTH.
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THE BLUFF AT SOUTH MOUNTAIN, PHASE 1 DESCRIPTION

THE BLUFF AT SOUTH MOUNTAIN, PHASE 1, IS A SUBDIVISION OF 12 LOTS, LOTS 40-51, IN SECTION 28, T38S, R17W, IRON COUNTY, UTAH. THE LOTS ARE 1/2 ACRES EACH, EXCEPT LOT 40 WHICH IS 1/4 ACRES. THE LOTS ARE BOUND BY THE BLUFF AT SOUTH MOUNTAIN, PHASE 1 BOUNDARY LINE TO THE NORTH, THE BLAINE RIVER TO THE EAST, AND THE T38S, R17W SECTION LINE TO THE SOUTH.



NO.	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
 100 South 100 East, Suite 100
 Provo, Utah 84601
 Phone: (801) 734-1000
 Fax: (801) 734-1001
 E-mail: info@provalue.com
 Website: www.provalue.com



THE BLUFF AT SOUTH MOUNTAIN, PHASE 1
 VICINITY PLAN OF
 CEDAR CITY, IRON COUNTY, UTAH
 LOCATED IN SECTIONS 28 & 29, T38S, R17W, IRON COUNTY, UTAH

DATE: 10/1/11
 SCALE: 1"=100'
 SHEET NO.: 1 OF 1

**CEDAR CITY
COUNCIL AGENDA ITEM 2
STAFF INFORMATION SHEET**

TO: Mayor and Council

FROM: Kit Wareham

DATE: March 4, 2015

SUBJECT: Consider Vicinity Plan Approval for the Villas at Sunset Canyon P.U.D.
Phase 2

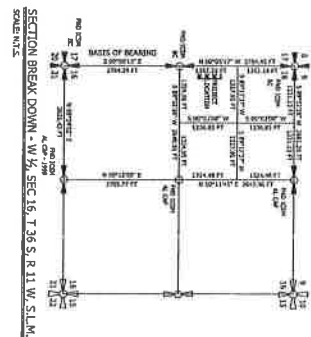
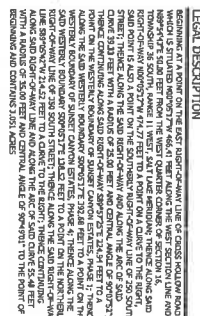
Discussion: The subject P.U.D vicinity plan will be reviewed by the Planning Commission for a recommendation on Tuesday night 3/3/15 the night before you see this item at City Council work meeting. This will not be the normal schedule for the review of PUD or subdivision vicinity plans by the Planning Commission and City Council in the future. However, this PUD has been in the interim between the old and the new subdivision ordinance's different approval processes and would have had a couple of weeks added to its approval process as a result. This should be the only time this happens and in the future we should have at least a week between the Planning Commission meeting and the City Council work meeting. I will get you a copy of the unofficial Planning Commission minutes on Wednesday morning. Attached is a copy of the P.U.D.'s vicinity plan. As required in the City's subdivision ordinance once the Planning Commission recommends a P.U.D vicinity plan for approval, the plan shall then be presented to City Council for your review and approval, subject to alterations or disapproval. The following is some general information concerning the subject P.U.D.:

Developer-
Subdivision General Location-
Area Land Use Zone-
Number of Lots-
Lot Size Range-
Misc. Information-

Joe Burgess
300 S Cross Hollows Road (south of the arena)
R-2-1(7,000 S.F. minimum lot size)
12
8,000 to 9,000 S.F. Single Family Lots
A variance was approved by the Board of
Adjustments for this P.U.D. for not being
contiguous to Phase 1 which is just across the street
to the north



THE VILLAS AT SUNSET CANYON P.U.D., PHASE 2



SECTION BREAK DOWN - W 7, SEC 16, T 36 S, R 11 W, S 16 M.

LEGAL DESCRIPTION

[illegible]

WATSON
ENGINEERING COMPANY, INC.

#3

CEDAR CITY ORDINANCE NO. _____

**AN ORDINANCE OF THE CEDAR CITY COUNCIL AMENDING CEDAR CITY'S ZONING ORDINANCE;
ESTABLISHING ZONES WHERE AN INDOOR SHOOTING RANGE IS A PERMITTED USE;
PROVIDING FOR SUPPLEMENTAL REGULATIONS RELATED TO INDOOR SHOOTING RANGES;
AND INCLUDING REQUIRED PARKING.**

WHEREAS, Chapter 26 of the ordinance of Cedar City, Utah, is the City's zoning ordinance; and

WHEREAS, Cedar City has established different zones throughout the City where different types of land uses are permitted, conditional, or not permitted; and

WHEREAS, currently there is not a zone within Cedar City that permits an indoor shooting range; and

WHEREAS, historically there has been an indoor shooting range within the corporate limits of Cedar City; and

WHEREAS, the City has received a request by an individual interested in running an indoor shooting range to permit such a use within Cedar City; and

WHEREAS, Chapter 26, Article 12 of the Ordinance of Cedar City, Utah, allows amendments to the City's zoning ordinance in order to promote more fully the objectives and purposes of the zoning ordinance or to correct manifest errors therein; and

WHEREAS, Chapter 26, Article 1 of the Ordinance of Cedar City, Utah, states the purposes of the City's zoning ordinance are as follows:

This Chapter is hereby declared to be enacted for the purpose of promoting the health, safety, convenience, morals, and general welfare of the inhabitants of Cedar City, Utah, and:

- (A) To encourage and facilitate the orderly growth and development of the City.
- (B) To promote sanitation and the health of the inhabitants.
- (C) To promote safety from fires, floods, traffic hazards, panic and other dangers.
- (D) To lessen congestion in the streets, to provide adequate light and air, prevent the over-crowding of land and avoid undue concentration of population.
- (E) To secure economy in municipal expenditures and to facilitate adequate provisions for transportation, water, sewage, schools, parks, and other public requirements.

- (F) To stabilize and improve property and prevent obsolescence and degeneration of buildings.
- (G) To increase the security of home life, improve the morals, and preserve and create a more favorable environment in which to rear children.
- (H) To promote the development of a more wholesome serviceable and attractive city, and,
- (I) To maintain or improve the quality of life for present and future inhabitants.

WHEREAS, The Cedar City Planning Commission has reviewed the proposed amendment to the City's zoning ordinance provides a positive recommendation to the City Council to establish a permitted use for an indoor shooting range and to provide supplemental regulations related to indoor shooting ranges; and

WHEREAS, The Cedar City Council has considered the recommendation of the Planning Commission during a public hearing held during its March 4, 2015, work meeting; and

WHEREAS, the City Council finds that the proposed amendments contained herein are reasonably necessary, in the best interests of the public, and in harmony with the purposes and objectives of this ordinance as stated herein.

NOW THEREFORE BE IT ORDAINED by the City Council of Cedar City, State of Utah, that Chapter 26, Article III Section 21 of the ordinance of Cedar City be amended to include the following underlined provisions and delete the following struck out provisions:

SECTION 26-III-21. Permitted and Conditional Uses.

The following list itemizes the various uses permitted in each type of commercial and industrial zone. Uses designated as "P" are permitted in that zone and those designated "N" are not allowed in the zone. Zones included here are: Mixed Use (MU); Central Commercial (CC); Downtown Commercial (DC); Highway Service (HS); Industrial & Manufacturing-1 (I&M-1); and Industrial & Manufacturing-2 (I&M-2).

	MU	CC	DC	HS	I&M- 1	I&M -2
Agricultural products or supplies (except large machinery)	N	P	N	P	P	P
Air conditioning sales & service	N	P	N	P	P	N

	MU	CC	DC	HS	I&M- 1	I&M -2
Airports	N	N	N	N	P	N
Amusement enterprises (outdoor)	P	P	N	P	P	N
Amusement enterprises (indoor)	N	P	P	P	P	N
Animal hospitals	N	P	N	N	P	N
Animals, under 20 head	N	N	N	N	P ¹	P
Antique, import or souvenir shops	P	P	P	P	P	N
Apartment houses	P	P	P	P	N	N
Apparel altering & repairing	P	P	P	P	N	N
Appliance and/or electronic instruments assembly	N	N	N	N	P	P
Appliance stores	P	P	P	P	P	N
Arts and crafts shops	P	P	P	P	N	N
Asphalt mixing plants	N	N	N	N	C	P
Assembly of appliances (from previously prepared parts)	N	P	N	P	P	N
Athletic & sporting goods store, (excluding sales & service of motor vehicles or motor boats)	P	P	P	P	P	N
Auction houses (except animals)	P	P	N	P	P	N
Auction houses (including animals)	N	N	N	N	P	N

¹The provision allowing under 20 head of animals in the I&M-I zone also contains an additional allowance for offspring. The offspring shall be allowed to remain on the property and not count against the 20 head. This allowance shall last for a reasonable time until the offspring are weaned, depending upon the breed of animal.

	MU	CC	DC	HS	I&M- 1	I&M -2
Automobile parts sales (new parts only)	P	P	N	P	P	P
Automobile rental (<10,000 GVW) (See "Truck rental" for vehicles over 10,000 GVW)	N	P	N	P	P	N
Automobile sales (used and new)	P	P	P	P	P	N
Automobile service station	N	P	N	P	P	P
Automobile wrecking yards	N	N	N	N	N	P
Bakeries, on-site retail only	P	P	P	P	P	N
Bakeries, wholesale	N	P	N	P	P	N
Banks and other financial institutions	P	P	P	P	P	N
Barber shops, beauty parlors	P	P	P	P	P	N
Barns, stables, corrals	N	N	N	N	N	P
Bed and breakfast	P	P	P	P	N	N
Beer parlors (on site consumption)	N	P	N	P	N	N
Bicycle sales and repair shops	P	P	P	P	N	N
Boat sales and service (No manufacturing)	N	P	N	P	P	N
Boat storage	N	N	N	N	P	P
Book and stationary stores	P	P	P	P	N	N
Bowling alley	P	P	P	P	N	N
Breweries/Winery < 3000 S.F. production area	P	P	N	P	P	N

	MU	CC	DC	HS	I&M- 1	I&M -2
Breweries/Winery >3000 S.F. production area	N	N	N	N	P	P
Broadcasting studios	P	P	N	P	P	N
Building supply stores (Materials are stored primarily inside the main building, including permanently attached, covered and fenced enclosures, with some seasonal sales items temporarily kept outside)	N	P	N	P	P	N
Bus terminal	N	P	N	P	P	N
Business Park/research Campus	C	C	C	C	C	C
Cabinet and woodwork shop	N	P	N	P	P	P
Camera store	P	P	P	P	N	N
Candy store, confectionery	P	P	P	P	N	N
Caretaker's dwelling (provided that the dwelling is incidental to the use of the land)	N	N	N	N	P	P
Carwash	P	P	P	P	P	N
Catering service (food)	P	P	P	P	P	N
Church	P	P	P	P	P	P
Clinics, medical and dental	P	P	P	P	N	N
Clothing and accessory store	P	P	P	P	N	N
Clubs and fraternal societies	P	P	P	P	P	N
Coal yards	N	N	N	N	N	P
Cold storage plants	N	N	N	N	P	P
Concrete mixing and batching plants	N	N	N	N	C	P

	MU	CC	DC	HS	I&M- 1	I&M -2
Construction equipment rental (heavy equipment)	N	N	N	N	P	P
Convenience store, <2,400 sq ft, w/fuel islands	P	P	P	P	P	P
Convenience store/travel center, <5,000 sq ft, w/fuel islands	N	P	N	P	P	P
Correctional /intensive treatment facility	N	N	N	N	C	N
Craft & hobby store	P	P	P	P	N	N
Dance hall/studio	P	P	P	N	P	N
Day care center	P	P	N	N	P	N
Department/variety store > 2400 S.F.	N	P	P	P	P	N
Department/variety store< 2400 S.F.	P	P	P	P	P	P
Drive-ins-fast food	P	P	P	P	P	N
Drug store	P	P	P	P	P	N
Dry cleaning and laundry	P	P	P	N	P	P
Dwelling units	P	P	P	N	N	N
Electrical, heating, air conditioning and plumbing sales & service	N	P	N	P	P	P
Electrical sign shop	N	P	N	N	P	P
Electronic equip, sales & service (≤2400 sf)	P	P	N	P	P	P
Electronic equip, sales & service (>2400 sf)	N	P	N	P	P	P
Employment agency	P	P	P	N	P	N

	MU	CC	DC	HS	I&M- 1	I&M -2
Engraving, printing	P	P	P	P	P	N
Farm buildings, fowl	N	N	N	N	N	P
Farm equipment sales, rental & service	N	P	N	N	P	P
Feed processing	N	N	N	N	P	P
Feed processing, cereal and flour mill	N	N	N	N	P	P
Fertilizer and soil conditioner manufacturing, processing and sales	N	N	N	N	N	P
Fire/police/sheriff stations	P	P	P	P	P	P
Fix-it shops (small appliance/equipment repair)	P	P	P	P	P	N
Floral shop	P	P	P	P	P	N
Food processing wholesale (with no noise or odor nuisance)	N	N	N	N	P	P
Food processing wholesale (with noise or odor nuisance)	N	N	N	N	N	P
Fuel, gas and oil storage (when approved by the fire chief)	N	N	N	N	P	P
Fur farms	N	N	N	N	N	P
Furniture stores, retail	P	P	P	P	P	N
Garden supply & plant material sales	P	P	P	P	P	N
Gift shops	P	P	P	P	P	N
Grain storage elevators (over 5000 bu.)	N	N	N	N	N	P

	MU	CC	DC	HS	I&M- 1	I&M -2
Grain storage elevators (under 5000 bu.)	N	N	N	N	P	P
Gravel and sand pits	N	N	N	N	C	P
Grocery stores, less than 2400 sq. ft.	P	P	P	P	P	N
Grocery stores, more than 2400 sq. ft.	N	P	P	P	P	N
Hardware stores	P	P	P	P	P	N
Health clubs	P	P	P	P	P	N
Health food store	P	P	P	P	P	N
Heliport	N	C	N	C	P	C
Home furnishings	P	P	P	P	P	N
Hometel	P	P	P	P	P	N
Hospital	N	P	N	P	N	N
Hotel & motel	P	P	P	P	P	N
House wrecking yards	N	N	N	N	N	P
Ice manufacturing and storage (wholesale)	N	N	N	N	P	P
Ice cream parlor	P	P	P	P	P	N
<u>Indoor shooting range</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>
Interior decorating & design (retail)	P	P	P	P	P	N
Janitor service & supply	P	P	P	P	P	N
Jewelry stores sales & service	P	P	P	P	N	N
Junk yards and scrap storage (when property is fenced with at least six foot (6') site obscuring fence	N	N	N	N	N	P

	MU	CC	DC	HS	I&M- 1	I&M -2
Karate studio	P	P	P	P	P	N
Kennels	N	P	N	N	P	P
Knitting mills	N	N	N	N	P	P
Laboratory	N	P	N	P	P	P
Laboratory, dental/medical	P	P	P	P	P	N
Library	P	P	P	P	P	N
Liquor store	P	P	P	P	P	N
Locksmith	P	P	P	P	P	P
Lumber yards	N	P	N	P	P	P
Machine shop (general)	N	N	N	N	P	P
Manufacturing, heavy	N	N	N	N	N	P
Manufactured home sales	N	P	N	P	P	N
Manufacturing, light	N	N	N	N	P	P
Manufacturing, clean	N	N	N	N	P	N
Mill working	N	N	N	N	P	P
Mobile home park	N	N	N	N	P	N
Mortuary/funeral home	P	P	N	P	P	N
Moving & storage company	N	P	N	N	P	N
Museum	P	P	P	P	P	N
Music store	P	P	P	P	P	N
Nurseries & greenhouses (plants)	N	P	N	P	P	P
Nursing homes	N	P	N	N	N	N

	MU	CC	DC	HS	I&M- 1	I&M -2
Office supply & machines, sales, & services	P	P	P	P	P	N
Oil and petroleum refining	N	N	N	N	N	P
Open-air Businesses	P	P	P	P	P	P
Outdoor trap shooting ranges	N	N	N	N	C	C
Paint & wallpaper store	P	P	P	P	P	N
Park & playgrounds	P	P	P	P	P	P
Parking lots	P	P	P	P	P	P
Pawn shops	P	P	P	P	N	N
Pest control & extermination	N	P	N	N	P	P
Pet & pet supply store	P	P	P	N	P	N
Photographic studios/film processing	P	P	P	N	P	N
Plumbing shops	N	P	N	N	P	N
Power plant	N	N	N	N	N	P
Professional, business, & admin. offices	P	P	P	N	P	P
Professional, business, & admin. offices (not to exceed a maximum of 2000 sq. ft. on the ground floor and having no more than 2 stories above grade.)	P	P	P	P	P	P
Railroad spurs and dock facilities	N	N	N	N	P	P
Recreational vehicle sales, service & rental (Small - Vehicles customarily hauled to recreational sites such as snowmobiles, ATV's, etc.)	N	P	P	P	P	N

	MU	CC	DC	HS	I&M- 1	I&M -2
Recreational vehicle sales, service & rental (Large - Vehicles customarily towed or driven such as campers, trailers, motor homes, etc.)	N	N	N	N	P	N
Recycling	N	N	N	N	N	P
Recycling Center, Indoor	N	N	N	N	P	P
Residential	P	P	P	N	N	N
Residential facility for persons with a disability (see Article XVI)	P	P	P	N	N	N
Restaurant	P	P	P	P	P	N
Rest homes	P	P	N	N	N	N
Salvage yards	N	N	N	N	N	P
Sawmills	N	N	N	N	N	P
Schools	P	P	P	P	P	N
Service stations	N	P	N	P	P	P
Sewage service	N	N	N	N	N	P
Sexually oriented businesses	N	N	N	N	N	P
Shoe sales and repair shops	P	P	P	P	P	N
Sign painting	N	P	N	P	P	P
Sporting goods stores	P	P	P	P	P	N
Storage rental (more than 1.5 acre)	N	N	N	N	P	P

	MU	CC	DC	HS	I&M- 1	I&M -2
Storage rental (not more than 1.5 acres including: buildings, outdoor storage, and associated parking and driveways-with seven foot masonry perimeter fence and no access or frontage on Main Street)	N	P	N	N	P	P
Swap meets	N	P	N	P	P	N
Tanning, curing, storage of hides	N	N	N	N	N	P
Tattoo parlor and body piercing	P	P	P	P	P	P
Theaters, indoor & outdoor	P	P	P	P	P	N
Tire retreading and/or vulcanizing (associated with sales)	N	N	N	N	P	P
Tire sales & service	N	P	N	P	P	P
Toy store	P	P	P	P	P	N
Trade and vocational schools	N	P	N	P	P	P
Travel trailer courts	N	P	N	P	P	N
Truck and heavy equipment rental, sales & service (trucks \geq 10,000 GVW)	N	N	N	N	P	P
Truck terminal	N	P	N	P	P	P
Upholstery shops	P	P	N	P	P	N
Warehouses (with a principal activity of a storage warehouse, excluding heating and chlorine gas and explosives)	N	N	N	N	P	P
Welding shop	N	N	N	N	P	P
Wholesale outlets	N	P	N	P	P	N

Amended by Cedar City Ordinance Number – 0708-09, **0826-09, 0811-10, 1110-10, and 0926-12-1**, And _____.

NOW THEREFORE BE IT FURTHER ORDAINED by the City Council of Cedar City, State of Utah, that Chapter 26, Article IV, Supplementary Regulations, is hereby amended to include the following underlined provisions and to remove the following struck out provisions:

CHAPTER 26

PLANNING AND ZONING

ARTICLE IV. SUPPLEMENTARY REGULATIONS

Section 26-IV-1. General Regulations
Section 26-IV-2. Height of Buildings
Section 26-IV-3. Clear View of Intersecting Streets
Section 26-IV-4. Fences
Section 26-IV-5. Curb, Gutter & Sidewalk
Section 26-IV-6. Dwelling Sites to Have Frontage on Deeded Streets
Section 26-IV-7. Exceptions to Front & Side Set-back Requirements
Section 26-IV-8. Flood Channel & Water Courses
Section 26-IV-9. Swimming Pool
Section 26-IV-10. Concessions on Public Parks and Playgrounds
Section 26-IV-11. Land Previously Subdivided
Section 26-IV-12. Prohibition
Section 26-IV-13. Health Department Approval Required for Rest Homes, Etc.
Section 26-IV-14. Location of Gasoline Pumps
Section 26-IV-15. Electronic Communications Facilities
Section 26-IV-16 Commercial and Industrial Building Materials
Section 26-IV-17 Solar Energy Production
Section 26-IV-18 Regulations for the Keeping of Chickens in Residential Zones.
Section 26-IV-19 Indoor Shooting Ranges.

SECTION 26-IV-1. General Regulations

(A) Effect of Supplementary Regulations: The regulations set forth in this section supplement the zone regulations appearing elsewhere in this ordinance.

(B) Yard Space for One Building Only: No required yard or other open space around an existing building, or which is hereafter provided around any building, for the purpose of complying with the provision of this ordinance shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on

an adjoining lot be considered as providing the yard or open space on the lot whereon a building is to be erected or established.

(C) Every dwelling to be on a "Lot": Every dwelling shall be located and maintained on a legal lot of record as provided in this ordinance.

(D) Sale or Lease of Required Space: No space needed to meet the width, yard, area, coverage, parking, or other requirements of this ordinance for a lot or building may be sold or leased apart from such lot or building unless other space so complying is provided.

(E) Creation of Lots Below Minimum Space Requirements Prohibited: No parcel of land which has less than the minimum width and area requirements for the zone in which it is located may be subdivided from a larger parcel of land.

(F) Yards to be Unobstructed; Exceptions: Every part of a required yard shall be open to the sky and unobstructed except for permitted accessory buildings and for projection of sills, eaves, belt courses, cornices, and other ornamental features and unenclosed steps and un-walled stoops, porches, and carports provided that all buildings or parts thereof shall be at least twenty (20) feet from the front property line.

(G) Storage of Commercial Vehicles in Residential Zone Prohibited: The commercial storage of automobiles and the storage of construction equipment such as bulldozers, graders, cement mixers, compressors, dump trucks, etc. shall not be permitted on any lot in any Residential Zone, provided that construction equipment may be stored on a lot during construction of a building thereon, but not to exceed one year.

(H) Conservation of Values; Beautification: Any lot in any zone shall be improved and maintained as follows:

(1) All front or side yards adjacent to a street exists, such yard shall be planted and maintained according to the definition of landscaping contained in this chapter.

(2) No trash or rubbish shall be allowed to accumulate on any lot in any zone.

SECTION 26-IV-2 Height of Buildings

(A) Minimum Height of Main Buildings: No dwelling shall be erected which has a ceiling height of less than eight (8) feet above grade.

(B) Maximum Height of Accessory Buildings: The height of buildings which are accessory to a one-family, two-family, three-family, or four-family dwelling shall not exceed sixteen (16) feet.

SECTION 26-IV-3. Clear View Of Intersecting Streets

In all zones which require a front yard, no obstruction which will obscure the view of automobile drivers shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points thirty (30) feet from the intersection of the street lines.

SECTION 26-IV-4. Fences

(A) Setback area defined: The term "Front Setback Area" shall refer to the setback area (as required by this ordinance) along any street frontage.

(B) Interior Lot Requirements:

(1) On all interior lots in Commercial and Residential zones, a fence, not to exceed six (6) feet in height may be erected along all side and rear property lines but not in the front yard setback area. On interior lots that border a City street on the front and rear lot lines and the property owner has a drive approach or curb-cut entering the rear property line through a fence, the opening in the fence shall be gated. Said rear lot driveway shall be for limited use, i.e. not every day use.

(2) In any front setback area in Commercial and Residential zones, no wall fence or hedge shall exceed thirty (30) inches.

(3) Where a fence, wall or hedge is located along an interior property line separating two (2) lots and there is a difference in grade of the two properties, the fence wall or hedge may be erected or allowed to the maximum height permitted on either side of the property line.

(4) In Industrial zones a 6-foot non-site obscuring fence is permitted in the front set back area of interior and corner lots.

Amended by ordinance number 0125-12.

(C) Corner Lot Requirements:

(1) On all corner lots in Commercial and Residential zones, a fence, not to exceed six (6) feet in height may be erected along all side and rear property lines, but not in the front yard setback area. Along the rear lot line, if the adjoining property owner has a drive approach or curb-cut within ten (10) feet of the property line, no obstruction to view shall be placed within a triangular area

formed by said property line and street right-of-way and a line connecting them at points ten (10) feet from the intersection of the lines.

(2) In all Residential and Commercial zones requiring a front yard setback, no obstruction to view in excess of thirty (30) inches in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points thirty (30) feet from the intersection of the property line.

(3) Notwithstanding any other provisions herein, a fence which does not obstruct view (i.e. chain link fence) may be erected to a height of thirty (30) inches in any yard abutting a street within the setback area of Commercial and Residential lots. The fence shall in no way be closed in with adjacent plant materials or strips of material inserted into the fence so as to obstruct vision.

(4) In Industrial zones a 6-foot non-site obscuring fence is permitted in the front set back area of interior and corner lots.

(D) Fences on the Public Right-of-Way: No fence approved under this Chapter shall be erected beyond the property line, on the public right-of-way, without the issuance of a permit by the Cedar City Building Inspector. Approval of a fence on the public right-of-way shall be subject to the following conditions:

(1) No fence shall be erected within one (1) foot of an existing or future sidewalk or within three (3) foot radius of a fire hydrant.

(2) The City shall retain the right to remove any fence on the public right-of-way for any purpose it deems necessary. Removal shall be at the sole expense of the property owner.

(3) Maintenance of the area between the sidewalk and the property line shall be the responsibility of the property owner.

(E) Fences for Recreation Use: A chain link fence may be erected to a height of twelve (12) feet for the purpose of enclosing a tennis court, swimming pool, or other court game area. Said fence may not be located within the setback area of yards abutting a front, side, or street side yard.

(F) Fences Required Around Solar Power Generation, Central. A 100% site obscuring fence Eight (8) feet high is required around the perimeter of the property inside the landscape strip. All other fence restrictions shall be met.

(G) Fences to be Required in Certain Areas: Site-obscuring fences shall be required

along the boundary line in the following cases:

(1) Commercial and Industrial Developments:

a. On all Commercial and Industrial developments, in areas zoned accordingly, having a common lot line with property used for residential purposes shall require the construction of a 6-foot high sight-obscuring masonry fence; or b. On residential developments having a common lot line with property used for Commercial or Industrial purposes shall require the construction of a 6-foot high sight-obscuring fence.

(2) Apartments: Any lot with four (4) or more dwelling units and having a common lot line with:

a. property used for less-dense residential purposes; or

b. vacant property that is presently zoned for less-dense use, shall require the construction of a 6-foot high site obscuring fence.

c. Said fence shall be reduced to thirty (30) inches in height inside the front yard setback area of the residential property.

(3) Conditional Uses: In the case of a commercial development permitted by conditional use in a residential neighborhood, fencing may be addressed by written agreement between adjoining property owners. Said agreement shall be submitted to the Planning Commission and City Council for approval and be part of the Conditional Use Permit.

(H) Fences Not Otherwise Identified: The Planning Commission shall review all requests for any type of fence not specifically identified in this Chapter and may approve said fence if, in the opinion of the Commission, the fence does not impair the intent and purpose of this Ordinance.

SECTION 26-IV-5. Frontage Improvements

(A) Improvements Required.

No certificate of occupancy on any new house or other building, and no building permit to make alterations on any existing house or other building within the City limits of Cedar City, Utah shall be issued unless the frontage improvements of concrete, curb, gutter, sidewalk, street lights, and asphalt pavement have been installed along the dedicated street frontage of the property. The asphalt pavement shall extend from the lip of the gutter to the existing asphalt or a minimum of 12 feet beyond the street centerline when the developer owns/controls one side of the street frontage. In the event that an owner/developer is developing on one side only of a public street

frontage, but owns/controls both sides of the street frontage, full width asphalt paving and curb & gutter on both sides of the street shall be required, while sidewalk shall be required on the development side only. All curb, gutter, sidewalk, street lights and asphalt pavement shall be installed according to City Engineering Standards.

(B) Sidewalks Not Required in Industrial Zones.

In areas designated for industrial uses in the City General Plan - Land Use Plan, sidewalks are required on both sides of the following listed streets. Streets not listed below and designated to be zoned industrial (I&M-1 or I&M-II) are not required to have installed sidewalks on either side of the street frontage. Otherwise, curb, gutter and asphalt improvements shall be required in all zones, on all public streets.

North-South Streets

5300 West
5700 West
Lund Highway
Aviation Way
Airport Road
2300 West
West View Drive
Bulldog Road
800 West
400 West
300 West
200 West
100 West
Main Street

East-West Streets

Industrial Road
Kitty Hawk Drive
Cemetery Road
3000 North
2400 North
2400 North Parkway
1600 North
400 North
SR 56

Any others designated by the City Council.

(C) Bonding Deferment

If proper weather conditions do not exist or permanent grades for the improvements cannot be established, the permittee can deposit a cash bond for 150% of the City Engineer's estimated cost of the improvements with the City and occupy until proper weather conditions exist or grades can be established. At that time the permittee will install the improvements and be refunded the cash bond. If the improvements are not installed within a reasonable time, the City will execute the cash bond and contract for the installation of the improvements.

SECTION 26-IV-6. Dwelling Sites to Have Frontage on a Deeded Street

Unless a dwelling is located in a Planned Unit Development with private streets, at least one side of each lot used as a dwelling site shall abut upon a street which has been deeded or dedicated to the public for street purposes. The length of such abutting side measured at the setback line shall be at least as great as the width required for dwelling sites in the zone in which such building site is located except as may be approved by the Board of Adjustments.

Whenever a front or side yard is required for a building abutting on a proposed street which has not been constructed by which has been designated by the Planning Commission as a future street, the depth of such front or side yard shall be measured from the planned street line.

SECTION 26-IV-7. Exceptions to Front and Side Setback Requirements

The setback from the street for any dwelling located between two existing dwellings in any Residential Zone may be the same as the average for said two existing dwellings provided the existing dwellings are on one side of the street, and are located within one hundred twenty (120) feet of each other.

SECTION 26-IV-8. Flood Channels and Water Courses

No building, structure, fence, earth fill or other obstruction shall be constructed within any active flood channels or water courses of the City. Applications for permits to construct buildings or structures within 50 feet of such flood channels or water courses shall require certified engineering plans, showing improvements that will protect the buildings or structures from flood damage. The plans shall be approved by the City Engineer.

SECTION 26-IV-9. Swimming Pools

Swimming pools not completely enclosed within a building having solid walls shall be set back at least five (5) feet from property lines and shall be completely surrounded by a fence or wall having a height of at least four (4) feet. There shall be no openings larger than thirty-six (36) square inches except for gates which shall be equipped with self-closing and self-latching devices.

SECTION 26-IV-10. Concessions in Public Parks and Playgrounds

Concessions, including but not limited to amusement devices, recreational buildings, and refreshment stands, shall be permitted on a public park or playground when approved by the City Manager or his designee, with an appeal option by the applicant to the City Council.

SECTION 26-IV-11. Non-Conforming Lots

The requirements of this ordinance as to area and width shall not be construed to prevent the use for a one-family dwelling of any lot or parcel of land in any district in which dwellings are permitted, in the event that such a lot or parcel of land was of record at the time this ordinance became effective. Any lot that was illegal at the time of the passage of this ordinance shall continue to be illegal and unauthorized unless expressly permitted by the terms of this ordinance.

26-IV-6

SECTION 26-IV-12. Prohibitions

Uses of land which are not expressly permitted within a zone are prohibited therein, except that properties and land owned by the State of Utah shall be subject only to the provisions of Utah Code Annotated, 1953, and except that the provisions of this ordinance shall not apply to properties owned by the United States Government. Any person, firm, or corporation who may obtain State or Federal properties by purchase, lease, or other arrangements shall utilize such properties in accordance with the provisions of this ordinance.

SECTION 26-IV-13. Health Department Approval Required for Rest Homes, etc.

Rest homes, nurseries, foster care homes, and similar uses shall be approved by the State Department of Health, as evidenced by a letter of approval from said State Department of Health, before a permit therefore shall be issued by the Building Inspector.

SECTION 26-IV-14. Location of Gasoline Pumps

Gasoline pump islands shall be set back not less than twenty (20) feet from any property line.

SECTION 26-IV-15. Electronic Communications Facilities

(A) Other Types of Antennas or Equipment: Antennas, communications facilities, or communications equipment not defined by this chapter shall be governed under the most restrictive provisions.

(B) General Provisions Applicable to Electronic Communications Facilities:

(1) **Building Permit Required:** No communication tower or other facility shall be constructed unless a building permit is obtained from the City.

(2) **Engineering Review:** Each application for a permit to construct a communication tower or other facility shall be certified by a licensed professional engineer that the design of the facility meets all applicable standards for the facility, including, but not limited to: electrical safety, material and design integrity, seismic safety, etc. For communication towers, the

professional engineer shall also certify that the tower meets acceptable design criteria or standards to withstand wind and other weather damage. In all cases, the certification shall indicate whether or not the facility will interfere with any other communications service, including, but not limited to, low power radio communication service.

(3) Interference with Other Communications: No permit to construct a communication facility shall be approved if the operation of the facility will interfere with emergency or airport communications.

(4) Aircraft and Airport Safety: All communication facilities shall comply with applicable laws, regulations, and approvals regarding aircraft and airport operations.

(5) Project Review Board: All communication facilities shall be approved by Project Review Board.

(6) Height Restrictions:

a. The maximum allowable height for facilities with a single antenna is sixty (60) feet. The maximum allowable height for a facility co-located with two (2) or more antennas is one hundred (100) feet. "Maximum allowable height" shall be measured to the highest point of the antenna or tower, whichever is greater.

b. The maximum allowable height for roof and wall-mounted antennas, and noncommercial antennas shall be fifteen (15) feet above the maximum building height requirement for the zone.

(7) Lattice Towers: Lattice towers shall be located only in the rear yard of a lot. No lattice tower shall be located in any required landscaped area or parking area. Lattice towers shall comply with the setbacks required for the zoning district in which they are located.

(C) Permitted Locations:

(1) Commercial Facilities: Commercial facilities shall be allowed in Industrial and Manufacturing zones.

(2) Non-Commercial Antennas: Non-Commercial antennas shall be allowed in all zones.

(3) Location Restriction: No commercial communication facility shall be located

within three hundred (300) feet of a residential zone. Commercial communication facilities may be considered as a Conditional Use on City-owned property within 250 feet of the center point of a Cedar City water tank, but in no event shall they be located within 100 feet of the outside wall of such water tank. A conditional use would be subject to obtaining a lease agreement with Cedar City subject to all terms and conditions set by the Cedar City Planning Commission and Council.

SECTION 26-IV-16. Commercial and Industrial Building Materials

(A) The inclusion and exclusion of the following materials should be considered in the design of commercial building:

(1) Preferred Building Materials

- a. Quarried stone,
- b. Cultured stone,
- c. Full brick veneer
- d. Composite lap siding (i.e. Hardiplank),
- e. Architectural concrete (with recessed panels and reveal lines),
- f. Colored CMU block and architectural CMU block (i.e. split face, fluted, scored, honed, etc)

(2) Preferred Accent Materials

- a. Precast concrete accents,
- b. Stucco (EIFS) as an accent material (not a major building component). Limited amounts of stucco used for vertical surfaces only if the quality of the design merits such consideration,
- c. Glass accents.

(3) Discouraged Materials

- a. Plain, grey, flat faced CMU block except when used as an accent, not a total wall treatment,
- b. Brick Tiles

c. Metal Walls

d. wood or glass when used as more than for a functional purpose or as on accent material.

(B) Along particular street frontages, building materials as listed above are mandatory for the front face and the first 30 feet of the side of any building (i.e. the materials listed as "Preferred" are required, and those listed as "Discouraged" are prohibited). This requirement shall apply to buildings located within 150 feet of the following streets:

a. Main Street - Entire Length

b. 200 North Street extending through U-56 Highway

SECTION 26-IV-17 Solar Energy Production

(A) Applicability: This section shall apply to the installation and use of solar energy production systems, including both active and passive systems, arrays, and facilities for all zoning districts and for both commercial and noncommercial uses.

(B) Definition of Related Terms: Besides the definition of terms contained in Section 26-I-4, the following definitions shall apply to this chapter:

Solar Easement: Solar easement has the same meaning as current state law, or as state law may hereinafter be amended.

Solar Energy Collector: A device or combination of devices, structure, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy as an alternative for or supplement to a conventional energy system.

Solar Energy System: A system of apparatus and equipment capable of collecting and converting solar radiation into heat, mechanical or electrical energy, and transferring those forms of energy by a separate apparatus to storage or to point of use, including, but not limited to, water heating, space heating or cooling, electric energy generation or mechanical energy generation.

Solar Energy System, Active: A solar energy system which uses a solar panel such as a photovoltaic panel to generate electrical and/or thermal energy.

Solar Energy System, Passive: A solar energy system which uses structural elements of a building to provide for collection, storage, and distribution of solar energy for heating or cooling, in order to reduce the need for outside energy resources. Passive system components may include architectural means such as

building orientation, interior illumination, the use of materials with favorable thermal mass.

Solar Feature: Features on a building or structure that serve as solar collectors. Besides active energy systems, solar features may also include such passive system features as windows, walls and roofs.

Solar Panel: A structure containing solar cells that collects sunlight and converts it to electrical energy. This term also includes the supporting structures that secure solar panels excepting the independent features or structures of a building or structure to which the solar panel may be attached.

Solar Power: Electrical power generation through the utilization of such means as nonmechanical semiconductor devices that convert sunlight into direct current electricity.

Solar Power Generation, Distributed: Generation of solar power close to the point of use with production considered non-commercial in nature in that it is either a single-user system, or else provides supplemental power for a specific group of associated commercial or industrial buildings, or residences within a planned unit development type project.

Solar Power Generation, Central: Generation of solar power on a commercial basis, using photovoltaic collection sources generally located at a distance from where the energy is consumed.

Solar Power Systems: A solar energy system used to produce electrical power as either a supplemental or primary energy source.

Solar Power Systems, Single-User: A distributed solar power system designed for a single property or building.

Solar Power Systems, Group Use: A distributed solar power system designed to provide supplemental power to two or more commercial or industrial buildings associated through ownership or through joint development such as in an office or industrial park, or a group of residences within a planned unit development type project.

(C) Passive Solar Energy Systems. Passive Solar Energy Systems which meet the height and setback requirements of the zone in which they are located, and all building code requirements, are permitted and encouraged for all residential and commercial uses.

(D) Distributed Solar Power Generation Facilities.

(1) Private Solar Power Systems which meet the following criteria are permitted within any zone:

- a. Solar features must meet the minimum setback requirements for the applicable zone.
- b. Solar features must comply with the height restrictions for the applicable zone, except that on non-pitched roofs, solar features may extend up to 30 inches above the roof line, or up to five feet above the top roof line if screened by a parapet wall or other similar structural feature.
- c. A building permit is obtained, insuring compliance with the National Electrical Code (NEC) and the siting of the system on the property.

(2) **Group Use Solar Power Systems** which meet the following criteria are permitted within any zone:

- a. The location of the solar energy collectors is approved as a component to a residential planned unit development type project, or located within a jointly developed commercial project, a business park or an industrial park. The area for the solar energy collectors need not be contiguous and may include both rooftop and surface locations.
- b. Have a minimum production capacity of at least 50 kilowatts for residential groups, and at least 500 kilowatts for commercial and industrial groups.
- c. Meet minimum setback requirements of 100 feet from any residential dwelling or 50 feet from a property boundary, whichever is greater, for any portion of the solar energy collector.
- d. Meet all Federal and State regulations that may regulate power distribution.
- e. Meet all Building Code requirements relating to construction and electrical installation.

(3) **Solar Power Generation Central** which meets the following criteria is permitted in the permitted zone:

- a. The solar panels have to be ground mounted not to exceed 8' high.
- b. Shall have a minimum of one hundred (100) contiguous acres.
- c. All structure and panels shall be setback twenty (20) feet from residential uses.
- d. Shall be fenced with eight (8) foot high site obscuring fence around the perimeter of the property.
- e. Meet all Federal and State regulations that may regulate power distribution.
- f. Meet all Building Code requirements relating to construction and electrical installation.

(E) Solar Easements: Any solar easement is the owner's or developer's responsibility and will be recorded in a form complying with the State Code for such easements.

AMENDED BY CEDAR CITY ORDINANCE NO. 0526-10 and 0919-12.

SECTION 26-IV-18 Regulations for the Keeping of Chickens in Residential Zones.

(A) Residential Zones – Zones: Chickens may be kept for non-commercial purposes on residential lots. The keeping of chickens is an accessory use as defined in Section 26-I-4(B)(1).

(B) Number: The number of chickens that may be kept per lot is limited to six (6).

(C) Roosters: The keeping of roosters is prohibited.

(D) Slaughtering: The slaughtering of chickens is prohibited.

(E) Enclosures: Chickens shall be confined within a secure, outdoor, enclosed area. The enclosure area shall include a covered chicken coop. Chicken coops with a permanent electric connection must comply with the electric code and require a building inspection.

(F) Setback: the Chicken coop shall: (1) meet all required setbacks; and (2) be a minimum distance of 35 feet from any neighboring dwelling.

AMENDED BY CEDAR CITY ORDINANCE NO. 1013-10-2

SECTION 26-IV-19 Indoor Shooting Ranges.

The following provisions shall apply to all Indoor Shooting Ranges:

(A) Hours of operation shall be limited to 8:00 a.m. to 10:00 p.m. (without a special event permit).

(B) All indoor ranges shall be designed so their walls, ceilings, and floors are impenetrable to the ammunition being discharged. It shall have an internal baffle system that will capture the ammunition.

(C) When constructing or renovating an indoor shooting range a design guideline such current design guidelines published by as the National Rifle Association or other similar design guideline approved by the City's Chief Building Official shall be followed.

(D) Each indoor shooting range shall have a ventilation system to remove led
contaminates, dust, and vapor.

(E) Each indoor shooting range shall be constructed and insulated in such a
manner that prevents the sound from the discharged firearms within the
facility from exceeding a maximum of sixty five (65) dba at the measured
outside the facility and at the property line of the property where the facility is
constructed.

(F) Any magazine (ammunition) storage shall be fully enclosed by construction
materials as approved by the Building Department and Fire Department as per
applicable codes.

THIS SECTION ENACTED BY CEDAR CITY ORDINANCE NO. _____.

NOW THEREFORE BE IT FURTHER ORDAINED by the City Council of Cedar City, State of Utah that the provisions of Chapter 26, Article 5, Required Parking, is amended to include the underlined text and eliminate the struck out text:

CHAPTER 26

PLANNING AND ZONING

ARTICLE V REQUIRED PARKING

Section 26-V-1. Parking Space Required.

Section 26-V-2. Required Parking; Residential Uses.

Section 26-V-3. Required Parking; Commercial Uses.

Section 26-V-4. Required Parking; Industrial Uses.

Section 26-V-5. Required Parking; Other Uses.

Section 26-V-6. Required Parking; Uses Not Mentioned.

Section 26-V-7. Joint Use Daytime and Nighttime Parking

Section 26-V-8. Parking Facilities Required for New Uses.

Section 26-V-9. Parking Facilities Required for Change of Use or Change of Occupancy.

Section 26-V-10. Parking Facilities Required for More Intensive Use.

Section 26-V-11. Parking Facilities; Non Conforming

Section 26-V-12. Permissive Parking and Loading Facilities.

Section 26-V-13. Location and Control of Parking Facilities.

Section 26-V-14. Computation of Required Parking Spaces.

Section 26-V-15. Combined Parking Areas.

Section 26-V-16. Mixed Uses.

Section 26-V-17. Size of Parking Spaces.

Section 26-V-18. Access to Parking Facilities.

Section 26-V-19. Other Access Requirements.

Section 26-V-20. Circulation within a Parking Area.

Section 26-V-21. Location of Parking Facilities Restricted.

Section 26-V-22. Development and Maintenance of Parking Areas.
Section 26-V-23. Lighting of Parking Areas.
Section 26-V-24. Limitation on Use of Required Parking Area.
Section 26-V-25. Continuing Obligation.
Section 26-V-26. Plot Plan Approval Required.
Section 26-V-27. Required Off-Street Loading Space.
Section 26-V-28. Handicapped Parking Required.
Section 26-V-29. Marking of Parking.
Section 26-V-30. Parking Surface.
Section 26-V-31. Landscaping.

SECTION 26-V-1. Parking Space Required

The number of off-street parking spaces required for each use shall be no less than the number set forth herein.

SECTION 26-V-2. Required Parking; Residential Uses

- (A) **One unit dwelling per lot**: Two (2) parking spaces for each dwelling unit. Tandem parking shall be allowed.
- (B) **Two unit dwelling per lot**: Two (2) parking spaces for each unit that contains one or two bedrooms. Units that contain three bedrooms and above: one and one third (1.30) parking stalls for each bedroom. Tandem parking shall be allowed.
- (C) **Three unit dwellings**: Two (2) parking spaces for each unit that contains one or two bedrooms. Units that contain three bedrooms and above: one and one third (1.30) parking stalls for each bedroom.
- (D) **Four unit dwellings, or more**: One and one third (1.30) parking stalls per bedroom.

SECTION 26-V-3. Required Parking; Commercial Uses

- (A) **Automotive Repair/Service**: Three (3) spaces for each service bay (service bays shall not be considered a parking space). Plus one (1) space for every 250 square feet of office and show room area.
- (B) **Automobile and machinery sales**: One (1) space for each 750 square feet of floor area, or five (5) parking spaces, whichever is greater.
- (C) **Banks**: One (1) space for each 300 square feet of floor area.
- (D) **Beauty Salons**: One and one half (1.5) spaces for each operator chair plus one (1) for each employee.

(E) **Bowling Alleys:** Five (5) spaces for each lane. (Additional parking spaces for balance of building calculate according to use.)

(F) **Cafes, cafeterias, restaurants, bars, night clubs and other similar places dispersing food or refreshments:** One (1) space for each four (4) fixed seats, plus one (1) for every 35 square feet of seating area where there are not fixed seats, plus one (1) parking space for each employee on the largest shift.

(G) **Clinics:** Five (5) parking spaces for each doctor or dental office.

(H) **Dance halls and skating rinks:** One (1) space for every four persons based on maximum allowable occupancy.

(I) **Dance/karate studios:** One (1) space for every 350 square feet of floor area.

(J) **Furniture sales and repair, major household appliance sales and repair:** One (1) space for each 600 square feet of floor area.

(K) **Hometel:** One and one half (1.5) parking spaces for each bedroom.

(L) **Hotels and motels:** One (1) space for each living or sleeping unit, plus one (1) space for each 250 square feet of office area.

(M) **Mortuaries and Funeral Homes:** One (1) parking space for each 35 square feet of assembly area floor space.

(N) **Professional, business, or administrative office (excluding medical and dental):**

One (1) space for each 250 square feet of floor area in office space.

(O) **Open air commercial uses:** One (1) space for each 2,000 square feet of lot area devoted to sales and display, or five (5) parking spaces, whichever is greater.

(P) **Plumbing, heating and electrical shops:** One (1) for each 500 square feet of floor area.

(Q) **Retail establishments otherwise not enumerated in this section, such as drug stores, departments stores, repair shops, animal hospitals, business schools:** One (1) space for each 600 square feet of building floor area, except area devoted exclusively to warehousing or storage, or three (3) parking spaces, whichever is greater.

(R) **Theaters, auditoriums, stadiums, sports arenas, gymnasiums:** One (1) space for each five (5) fixed seats or one (1) space for every 35 square feet of seating area where

there are not fixed seats; also one (1) space for each 600 square feet of floor area not used for seating. (See Section 26-V-14)

(S) Telemarketing Office: One (1) parking space for each 150 square feet of gross floor area, or one (1) parking space for each work station, whichever is greater.

SECTION 26-V-4. Required Parking; Industrial Uses

Industrial uses shall require one (1) for each 250 square feet of office space, plus one (1) space for each 1000 square feet of manufacturing, plus one (1) space for each 2000 square feet of storage/warehousing.

SECTION 26-V-5. Required Parking; Other Uses

(A) Bed & Breakfast: One (1) space for each rental bedroom plus two (2) spaces for full time residents.

(B) Clubs, lodges, fraternal organizations, social halls, assembly halls: One (1) for each 25 square feet of floor space.

(C) Government buildings designed for a public use not otherwise enumerated herein, such as public libraries: One (1) for each 35 square feet of seating, office or assembly area.

(D) Governmental buildings not frequently visited by the public, such as fire stations: One (1) space for each 600 square feet of floor space.

~~(F)~~(E) Hospitals and Sanitariums: One and one half (1.5) spaces for each patient bed, plus one (1) space for each 250 square feet of office area.

(F) Indoor shooting ranges: two (2) spaces for each shooting lane, plus one space for each two hundred and fifty (250) square feet of sales, storage, training, or other uses.

(G) Jail/Sheriff/Highway Patrol: One (1) parking space for each 250 square feet of floor space plus one (1) space for each employee.

(H) Churches: One (1) space for each five (5) fixed seats and in all areas used simultaneously for assembly purposes one (1) for each 35 square feet of non-fixed seating, and one (1) for each 250 square feet of office space. (See Section 26-V-14)

(I) Public utility facilities, including electrical sub-stations, telephone exchanges, maintenance and storage facilities: One (1) for each 250 square feet of office space and one (1) space for each 600 square feet of work area within a structure. Also one (1) for

each vehicle used in connection with the use. (No requirements for facilities which are normally unattended by employees, except for maintenance.)

(J) Public/Private Schools:

(1) Elementary/Middle School: Three (3) parking spaces for every room used for administration or classroom.

(2) High School: One (1) Parking space for every room used for administration or classroom plus one space for each four students.

(K) Rest Homes: One 1) space for each four patient beds.

AMENDED BY CEDAR CITY ORDINANCE NO. _____.

SECTION 26-V-6. Required Parking; Uses Not Mentioned

The required off-street parking for any building, structure or use of land of a type which is not listed herein shall be determined by the City Building Official. The City Building Official shall be guided as much as possible by comparison with similar uses which are listed. Appeals may be taken to the Board of Adjustments.

SECTION 26-V-7. Joint use of Daytime and Nighttime Parking

Fifty percent of parking facilities used primarily for daytime use shall be available for nighttime use provided the parking area is contiguous with the owners properties and there are recorded covenants between the owners allowing such use of the parking facilities.

SECTION 26-V-8. Parking Facilities Required for New Uses

Any building or structure erected or located after the effective date of this Ordinance or any subsequent amendments thereto shall be required to provide off-street parking and loading facilities in accordance with the provisions of this Ordinance.

SECTION 26-V-9. Parking Facilities Required for Change of Use or Change of Occupancy

Whenever the existing use of a structure or the existing use of land is changed to another use or another occupancy, parking and loading facilities shall be provided as required by this Ordinance.

SECTION 26-V-10. Parking Facilities Required for More Intensive Use

When the intensity of use of any building, structure or premises shall be increased through the addition of dwelling units, floor area, seating capacity or other units of measurement specified herein, the additional required parking and loading facilities for such increase shall be provided.

SECTION 26-V-11. Parking Facilities; Non Conforming

Any use of property which on the effective date of this Ordinance, or of any subsequent amendment thereto, is non-conforming only as to the regulations relating to off-street parking and loading facilities, may be continued in the same manner as if the parking and loading facilities were conforming. However, such parking facilities as they exist shall not be further reduced.

SECTION 26-V-12. Permissive Parking and Loading Facilities

Nothing in this Ordinance shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities in excess of those required by this Ordinance, provided that all regulations herein governing the location, design and operation of such facilities are adhered to.

SECTION 26-V-13. Location and Control of Parking Facilities

The off-street parking facilities required by this Ordinance shall be located on the same lot or parcel of land as the use they are intended to serve, except that in cases of practical difficulty, the City Building Official may approve a substitute location which meets the following conditions:

(A) That all or part of the substitute location is within 400 feet from the principal use for which the parking is being provided. Said distance shall be measured as walking distance along a public street or sidewalk; and

(B) That the substitute lot is in the same possession as the use it is intended to serve. Such possession may be by deed or long term lease, the terms of which meet the approval of the City Building Official. The present and future owners of the substitute lot shall be bound by covenants filed in the office of the County Recorder requiring such owner to maintain the required number of parking spaces for the duration of the use served.

SECTION 26-V-14. Computation of Required Parking Spaces

For the purpose of computing off-street parking spaces which are required by this Ordinance, the following rules shall apply:

(A) Floor area shall mean gross floor area, unless otherwise specified for a particular use.

(B) In stadiums, sports arenas, churches and other places of assembly in which benches or pews are used in place of seats, each eighteen (18) inches of length of such benches or pews shall be counted as one (1) seat.

(C) When determination of the number of off-street parking spaces results in a requirement of a fractional space, any fraction of less than one half ($\frac{1}{2}$) may be disregarded while a fraction of one half ($\frac{1}{2}$) or more shall be counted as one (1) required parking space.

(D) On-street parking shall not be counted towards meeting the parking requirements.

SECTION 26-V-15. Combined Parking Areas

The required off-street parking spaces may be provided collectively for two (2) or more buildings or uses, provided that the total number of parking spaces shall be not less than the sum of the requirements for each of the individual uses, and provided that all other requirements of this Ordinance are met.

SECTION 26-V-16. Mixed Uses

In the event that two (2) or more uses occupy the same building, lot or parcel of land, the total requirements for off-street parking and off-street loading spaces shall be the sum of the requirements of the various uses computed separately.

SECTION 26-V-17. Size of Parking Spaces

Each off-street parking space shall have dimensions not less than nine (9) feet in width and eighteen (18) feet in length, except that industrial employee parking may be eight and one half ($8\frac{1}{2}$) feet in width and eighteen (18) feet in length. No part of the area of a required parking space shall be used for driveways, aisles or other required improvements.

SECTION 26-V-18. Access to Parking Facilities

(A) Driveways: Access driveways shall be provided for ingress to and egress from all parking and loading facilities. Each parking and loading space shall be easily accessible to the intended user. The width of driveway entrances and exits from a public street shall be measured from the bottom of curb taper to bottom of curb taper and shall comply with the following standards unless specific exemptions are made by the Board of Adjustment for exceptional circumstances:

(1) Residential Uses:

- a. Minimum driveway width: 10 feet.

b. Maximum driveway width: 34 feet.

(2) All other Uses:

a. Minimum driveway width for one way entrances, exits and driveways to public utility facilities not requiring a parking space: 12 feet.

b. Minimum driveway width for two-way entrance and exits: 24 feet.

c. Maximum driveway width: 50 feet.

(3) Water meters shall not be located within the driveway or taper access of the driveway.

(B) Access Control: Access to the station or the structure or the parking facility shall be controlled as follows:

(1) Access shall be by not more than two driveways from any one street upon which there is One Hundred Feet (100') of frontage or less. Any structure with more than One Hundred Feet (100') of frontage shall be allowed one (1) additional driveway for every additional One Hundred Feet (100').

(2) Driveways shall not be closer to each other than twelve (12) feet measured four (4) feet on each curb taper and four (4) feet between the curb tapers and no driveway shall be closer to a side lot line than three (3) feet. Twin home lots are not required to have driveway separation when garages are connected. When a commercial or industrial lot abuts any residential zone, a driveway shall be at least twenty feet (20') from the side lot line.

(3) On corner lots no driveway shall be closer than fifteen (15) feet to the point of intersection of the front property line with the side property line which abuts upon a street. No driveway shall be located across any curved section of frontage lying between said point of intersection and point of tangent.

(4) In all cases where there is an existing curb and gutter and sidewalk on the street, all curb cuts and driveways shall hereafter be made in accordance with these regulations.

(5) Where there is no existing curb and gutter or sidewalk, a curb or fence shall be installed in accordance with these regulations.

Amended by Cedar City Ordinance No. 0213-13

SECTION 26-V-19. Other Access Requirements.

The following additional requirements shall govern access to off-street parking facilities:

- (A) Forward travel to and from parking facilities from a dedicated street or alley is required for all uses except residential. The parking area shall be adequate to facilitate the turning of vehicles to permit forward travel upon entering a street.
- (B) All uses which adjoin a major collector street or larger shall conform with the Engineering Design Standards.
- (C) The access to all off-street parking facilities shall be designed in a manner which will not interfere with the movement of traffic
- (D) Access driveways across sidewalks or pedestrian ways shall be designed in such a manner as to promote pedestrian safety.

SECTION 26-V-20. Circulation Within a Parking Area

The circulation within a parking area shall comply with the following requirements:

(A) Aisle Width: Minimum aisle widths shall be provided in accordance with the angle of the parking spaces they serve.

(1) 30 degree Parking - 12 feet.

(2) 45 degree Parking - 12 feet.

(3) 60 degree Parking - 18 feet.

(4) 90 degree Parking - 24 feet. Other aisle widths shall be determined by interpolation from the above minimum requirements.

(B) Circulation: Circulation within a parking area with more than one (1) aisle must be such that a car need not enter the street to reach another aisle within the same parking lot.

(C) Signs: Directional signs shall be required to differentiate between entrance and exit access points to the street on single lane drives.

SECTION 26-V-21. Location of Parking Facilities Restricted

The location of parking and loading facilities shall comply with the following:

(A) In all zones, parking shall not be permitted in the required landscape area. The development of parking facilities in said prohibited areas and the parking thereon shall not be permitted and the installation of such parking facilities, including but not limited to, asphalt, concrete, gravel or any other material commonly used with parking, shall constitute a nuisance. The term parking facilities shall not include driveways, including circular driveways 12 ½ feet wide or less. Parking may be permitted in other required side and rear yards in the residential zones, providing all other requirements of this ordinance are met.

(B) In the Commercial and Industrial Zones parking between a building and a street may be permitted, providing all other requirements of this ordinance are met.

(C) No part of any parking area for more than five (5) vehicles shall be closer than ten (10) feet to any residence, school, hospital, or other institution for human care located on an adjoining lot, unless screened by a masonry wall or hedge not less than six (6) feet in height.

(D) In locations where parking areas abut public walkways, protective barriers shall be installed upon the parking area to prevent vehicles from being driven over said walkway and to protect pedestrians walking upon the sidewalk from cars parked in the parking lot.

SECTION 26-V-22. Development and Maintenance of Parking Areas

Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot or a vehicle sales area, shall be developed and maintained in good condition and in accordance with the provisions of this Ordinance.

SECTION 26-V-23. Lighting of Parking Areas

Any lighting used to illuminate off-street parking facilities or vehicle sales areas shall be so arranged as to reflect the light down and away from the adjoining premises in any residential zone.

SECTION 26-V-24. Limitation on Use of Required Parking Area

Required parking areas shall be used exclusively for vehicle parking in conjunction with a permitted use and shall not be reduced or encroached upon in any manner, except that they may be used for special events. The parking limitations imposed by the special event shall be designed to maximize safety and traffic flow.

SECTION 26-V-25. Continuing Obligation

The required off-street parking and loading facilities shall be a continuing obligation of the property owner so long as the use requiring vehicle parking or vehicle loading facilities

continues. It shall be unlawful for an owner of any building or use to discontinue or dispense with the required vehicle parking or loading facilities without providing other vehicle parking or loading areas which meet the requirements of this Ordinance.

SECTION 26-V-26. Plot Plan Approval Required

At the time a Building Permit is requested for any building or structure, or at the time a new use of land which would require off-street parking is established, a plot plan shall be submitted showing the proposed development of the property including the layout and development of the parking and loading facilities. All parking and loading spaces shall be designated, as well as the access aisles and other improvements. The Building Official may disapprove such plans if he finds they are inconsistent with the requirements of this Ordinance.

SECTION 26-V-27. Required Off-Street Loading Space

(A) Spaces Required: One (1) off-street loading space shall be provided and maintained for every building or separate occupancy thereof having a gross floor area of ten thousand (10,000) square feet or more which requires the receipt or distribution of goods, materials, merchandise or supplies by vehicle. One (1) additional loading space shall be provided for each additional twenty thousand (20,000) square feet of gross floor area of such building or for each vehicle which must be loaded or unloaded at the same time, whichever requirement is greater.

(B) Space Size: Each required off-street loading space shall be not less than ten (10) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height.

(C) School Buses: Off-street loading and unloading space for busses shall be provided at all school sites. On-street loading and unloading of busses shall not be permitted at school sites.

SECTION 26-V-28. Disabled Parking Required

Disabled parking shall be provided and designed as specified in the current International Building Code, Chapter 11.

SECTION 26-V-29. Marking of Parking

All units that have 10 or more parking spaces shall designate parking by painted lines or other approved methods. All parking lots that have 60 or more parking spaces and have combined access driveways for ingress and egress to and from a public street shall have a painted centerline on the driveway that is 30-feet long and extends from the street into the parking lot.

Amended by Cedar City Ordinance No. 0109-13-1

SECTION 26-V-30. Parking Surface

All required parking facilities shall be hard surfaced.

Amended by Cedar City Ordinance No. 0213-13.

SECTION 26-V-31. Landscaping

All areas not covered by hard surface parking in the parking facility shall be landscaped. See Article VI, Landscaping.

Amended by Cedar City Ordinance No. 0213-13.

BE IT FURTHER ORDAINED by the City Council of Cedar City, State of Utah, that when making the above amendments to the City's zoning ordinance staff is authorized to make such non substantive changes as are reasonably necessary to facilitate the purposes set forth herein.

This ordinance, Cedar City Ordinance No. _____, shall become effective immediately upon passage and publication as required by State Law.

Dated this ____ day of _____, 2015.

MAILE L. WILSON
MAYOR

[SEAL]
ATTEST:

RENON SAVAGE
RECORDER

CEDAR CITY COUNCIL
AGENDA ITEMS : 4
DECISION PAPER

TO: Mayor and City Council

FROM: Paul Bittmenn

DATE: February 20, 2015

SUBJECT: 100 West angle parking.

DISCUSSION:

Last week the council expressed a desire to look at an ordinance to permit angle parking on the East side of 100 West North of the intersection of 100 West and Hoover Ave. Attached is an ordinance that would permit the angle parking and also eliminate the restriction on long truck parking in the same location.

There was a question as to the ownership of the building located on the Northeast corner of the intersection of 100 West and Hoover Ave. According to the County Recorder's records on line property records the property was deeded from James Enyart to Dale Evans/Evans Hairstyling College on or about September 30, 2014. Dale Evans/Evans Hair Styling College then deeded the property to Michael Wilson on or about November 19, 2014. Mr. Wilson is the current owner of the property.

One more piece of information. According to the County Recorder's records the owner of the parking lot to the East of Mike's Tavern is Jamestown Enterprises, LLC. I talked to the owner of Jamestown and they do not have any sort of parking agreement with the owner of the businesses on the Northeast corner of 100 West and Hoover Ave.

Please consider the attached ordinance.

CEDAR CITY ORDINANCE NO. _____
AN ORDINANCE AMENDING THE PROVISIONS CHAPTER 35 OF THE ORDINANCE OF CEDAR CITY, UTAH; REMOVING THE PROHIBITION ON LONG TRUCK PARKING ON THE EAST SIDE OF 100 WEST AND NORTH OF HOOVER AVE.; AND ALLOWING ANGLE PARKING ON THE EAST SIDE OF 100 WEST AND NORTH OF HOOVER AVE.

WHEREAS, Title 41, Chapter 6a, Section 1402, Utah Code Annotated, 1953 as amended, requires vehicles parked on a two-way roadway to be parked with the right-hand wheels parallel to and within 12 inches of the right-hand curb or as close as practicable to the right edge of the right-hand shoulder; and

WHEREAS, Title 41, Chapter 6a, Section 1402, Utah Code Annotated, 1953 as amended, also provides that a local highway authority may by ordinance permit angle parking along any roadway; and

WHEREAS, Chapter 35 of the Ordinance of Cedar City regulates traffic and travel on public streets and within Chapter 35 there are existing parking restrictions; and

WHEREAS, on January 28, 2015, the Cedar City Council passed an ordinance prohibiting long vehicles from parking on the East side of 100 West +/- 122 feet North of the intersection of 100 West and Hoover Ave; and

WHEREAS, angle parking in the area North of Hoover Ave where long vehicle parking is currently permitted would serve the purpose of eliminating the long vehicle parking along that section of street and also provide additional parking for the neighboring businesses.

NOW THEREFORE be it ordained by the City Council of Cedar City, State of Utah, that the prohibition on long vehicle parking on the East side of 100 West +/- 122 feet North of the intersection of 100 West and Hoover Ave is hereby repealed and City staff is directed to remove such prohibition from Chapter 35 of the ordinance of Cedar City, Utah.

NOW THEREFORE be it further ordained by the City Council of Cedar City, State of Utah, that the following underlined language is to be included and the following struck out language is to be removed from Chapter 35, Section 11 of the Ordinance of Cedar City, State of Utah:

SECTION 35-11. On Street Perpendicular or Angle Parking Provisions

On street perpendicular or angle parking in designated areas may be permitted by the City Council after first obtaining input from the City Engineer, the Director of Public Works, and the Cedar City Chief of Police. Any perpendicular or angle parking areas shall be striped, marked with upright placards, and designed by the City Engineer giving due consideration to driveways, intersections, and fire hydrants. The striping and placards shall conform to reasonable engineering standards as set forth in the most recent publication of the Manual on Uniform Traffic Control Devices. If additional perpendicular or angle parking areas are adopted such amendments shall not be effective until proper striping and signs are in place.

1. The following areas are designated as angle parking areas:

- A. Along 200 West in front of the Southwest Plumbing offices located at 506 North and 200 West.
- B. Along the East side of 100 West between Center Street (University Boulevard) and Hoover Avenue.

C. On the West side of 100 East +/- 810 feet to the North of the intersection of 200 North (Freedom Boulevard) and 100 East.

D. On the East side of 100 West +/- 122 feet to the North of the intersection of 100 West and Hoover Ave. and leaving approximately the first +/- 20 feet to the North of Hoover Ave. free of angle parking spaces so as to increase the line of sight for turning vehicles.

2. The following areas are designated for perpendicular parking areas:

A. On the North side of 200 South along the frontage of the Iron County Senior Citizens Center located at 461 East and 200 South.

Enacted by Cedar City Ordinance No. 0211-15-1.

Amended by Cedar City Ordinance No. _____.

NOW THEREFORE be it further ordained by the City Council of Cedar City, State of Utah, that City staff shall be authorized to make such non substantive alterations to Chapter 35 of the Ordinance of Cedar City, State of Utah, as are reasonably necessary to facilitate the changes contained in this ordinance.

This ordinance, Cedar City Ordinance No. _____, shall become effective immediately upon publication as required by State Law.
Dated this _____ day of _____, 2015.

Maile Wilson
Mayor

[SEAL]
ATTEST:

RENON SAVAGE
CITY RECORDER

**CEDAR CITY
COUNCIL AGENDA ITEM 5
STAFF INFORMATION SHEET**

TO: Mayor and Council

FROM: Kit Wareham

DATE: March 4, 2015

SUBJECT: Consider Declaring 98 Light Fixtures at the WWTP as Surplus Property

Discussion: An energy audit was performed last year by Rocky Mountain Power on the existing Wastewater Treatment Plant lighting fixtures. The audit showed by changing the 98 high pressure sodium light fixtures to LED the plant could reduce its energy costs by \$7,417.00 per year. Rocky Mountain Power would also provide an incentive to the City of \$14,000 if we changed the light fixtures to LED.

The engineering department has prepared a bid package to change the 98 high pressure sodium light fixtures to LED. As part of this bid package an alternate bid item has been included where the bidders would give the City a credit on their bids if they were given possession of the existing high pressure sodium light fixtures.

The estimated cost of the project is \$60,000 without the credit for the existing lights. With the incentive and the annual energy savings, the payback for the project would be 6.2 years or less depending on how much the credit is. It is proposed to fund the project from the plant's existing operation and maintenance budget.

